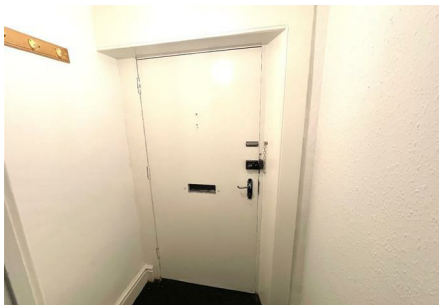




# RESIDENTIAL

SALES | LETTINGS | PROPERTY MANAGEMENT



## 128 Cowlersley Lane, Huddersfield, HD4 5UJ

**£650 Per Month**

**\*UNDER APPLICATION\* \*Discounted From £695\* \*READY TO MOVE IN TO HOME\* \*NEWLY DECORATED THROUGHOUT\* \*NEW CARPETS THROUGHOUT\* \*POPULAR LOCATION OF COWLERSLEY\*\* \*CLOSE TO ALL LOCAL SCHOOLS, NURSERIES AND AMENITIES\*\*** This two bedroom, traditional stone built Weavers Cottage is situated in this much sought after location of Cowlersley, boasting a garden to the rear aspect and on street parking. Excellent transport links to Huddersfield town centre and good commuter links to M62 motorway network. The accommodation briefly comprises of: Entrance door leading to a vestibule, well appointed lounge with windows to the front aspect and staircase rising to the first floor landing, newly fitted modern kitchen with brand new oven and white goods. To the first floor landing: two good sized bedrooms and a newly fitted house bathroom. Externally there is a garden to the rear and on street parking to the front aspect. Viewing is highly recommended to appreciate the standard of the accommodation on offer! Call ADM Residential on 01484 644555 to arrange your viewing today!

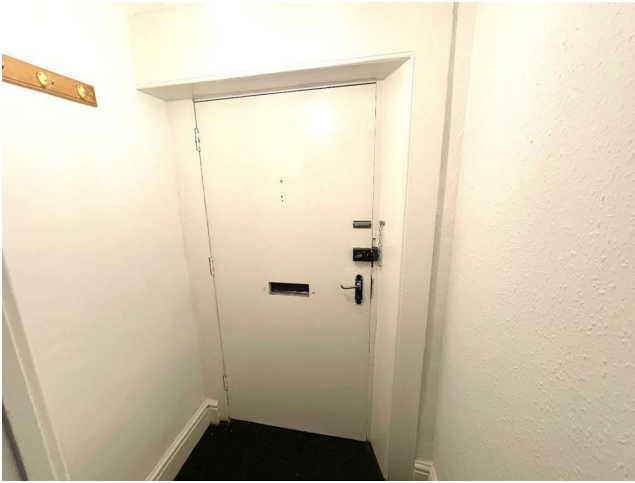
55 Market Street, Milnsbridge, Huddersfield, West Yorkshire, HD3 4HZ  
T: 01484 644555 | E: [sales@admresidential.co.uk](mailto:sales@admresidential.co.uk)  
[www.admresidential.co.uk](http://www.admresidential.co.uk)



## ENTRANCE DOOR

Solid wood entrance door leads to:

## VESTIBULE



Entrance vestibule with door leading to:

## LOUNGE 16'6 x 16'3 (5.03m x 4.95m)



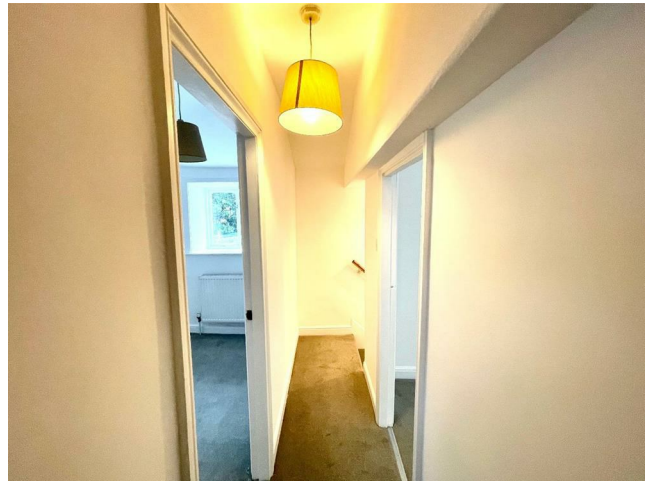
Spacious lounge with wood windows overlooking the front aspect and staircase leading to the first floor landing. Boasting a fireplace with wooden fire surround, tiled back and hearth, built in TV stand and featured stone wall. Finished with beamed ceiling, picture rail, TV point, telephone point, wall mounted gas central heated radiator and carpet flooring. Door leading to:

## KITCHEN 8'4 x 7'1 (2.54m x 2.16m)



Newly fitted, modern kitchen with uPVC door to the side aspect and wooden window to the rear aspect. Featuring a matching range of base mounted units in High Gloss grey, complimentary laminate working surfaces, tiled splash backs and inset resin sink unit with drainer and mixer tap. Brand new integral electric oven and four ring electric hob, there is also an automatic washing machine. Finished with wall mounted gas central heated radiator and wood effect vinyl flooring:

## TO THE FIRST FLOOR LANDING



Staircase rises to the first floor landing with doors leading to:

### BEDROOM ONE 13'9 x 8'1 (4.19m x 2.46m)



Good sized, newly carpeted and newly decorated double bedroom with wooden windows overlooking the front aspect. Finished with wall mounted gas central heated radiator:

### BEDROOM TWO 11' x 5'8 (3.35m x 1.73m)



Second bedroom having been newly decorated and newly carpeted with wooden window overlooking the rear aspect. Featuring built in storage cupboard and finished with wall mounted gas central heated radiator:

### BATHROOM 8'6 x 5'4 (2.59m x 1.63m)



Partly tiled, newly fitted bathroom with wooden window to the front aspect. Featuring a three piece suite in white with chrome effect fittings, consisting of: walk-in corner shower with mains fitted shower unit and sliding glass doors, hand wash pedestal basin and low level flush w/c. Finished with wall mounted gas central heated radiator:

### EXTERNALLY



Externally the property boasts hard standing area to the rear with steps leading to a lawned section, finished with wall and fenced boundaries. On street parking to the front aspect:

### ABOUT THE AREA

About the area are as follows:

With fantastic commuter links to the Motorway

and great schools in the immediate vicinity:  
Local Schools: Woodside Green, A SHARE Primary Academy (formerly Cowlersley Primary), Crow Lane Primary & Foundation Stage School, Oak Primary School, Beaumont Primary Academy, Luck Lane, A SHARE Primary Academy, St John'S Ce (Va) J & I School, Wellhouse Junior & Infant School, Reinwood Junior School

Conveniently located approximately 2.5 miles from junction 23 of the M62 and 2 miles from Huddersfield town centre. Locally are a range of popular schools for children of all ages as well as access to nearby amenities and the Huddersfield Infirmary.

### **ABOUT THE VIEWINGS**

Please contact us to arrange a convenient appointment for you on:

Tel-01484 644555 or our office mobile on Mobile Number 07780446202

Email - sales@admresidential.co.uk Or lettings@admresidential.co.uk

We also can offer you a virtual viewing which can be downloaded via the YouTube link.

Please ask the agents for the detail.

### **EPC LINK**

<https://find-energy-certificate.service.gov.uk/energy-certificate/8407-1121-3380-0328-0226>

### **Council Tax Bands**

The council Tax Banding is "A"

Please check the monthly amount on the Kirklee Council Tax Website.

### **RENTAL INFORMATION 2023**

PLEASE NOTE STRICTLY NO PETS ALLOWED DUE TO ALLERGIC REACTION TO PETS.

### **NON SMOKERS PERMITTED**

Professional tenants only need apply due to the mortgage stipulations

1- The Right to Rent legislation - we will require certain identification documentation from prospective tenants during the referencing process which may require your full co-operation.

2- The property particulars do not constitute part or all of an offer or contract, you should make your own enquiries regarding the property, particularly in respect of furnishings to be included/excluded, and other items that may affect the let.

3- The condition and contents of the property will normally be set out in a tenancy agreement and inventory. Please make sure you carefully read and agree with any relevant documents before signing these.

Full referencing/ credit checks/employers refs/ Landlords Refs/ etc/ character referencing:

Please contact the agent to arrange a viewing we expect a high demand for this property:

PLEASE NOTE HOLDING DEPOSIT REQUIRED OF ONE WEEKS RENT

Security Deposit/ Bond is required On All Our Properties.

You must pass all referencing to proceed with the tenancy.

### **DISCLAIMER**

Although these particulars are thought to be materially correct their accuracy cannot be guaranteed and they do not form part of any contract. These particulars, whilst believed to be accurate are set out as a general outline for guidance only and do not constitute any part of an offer or contract.

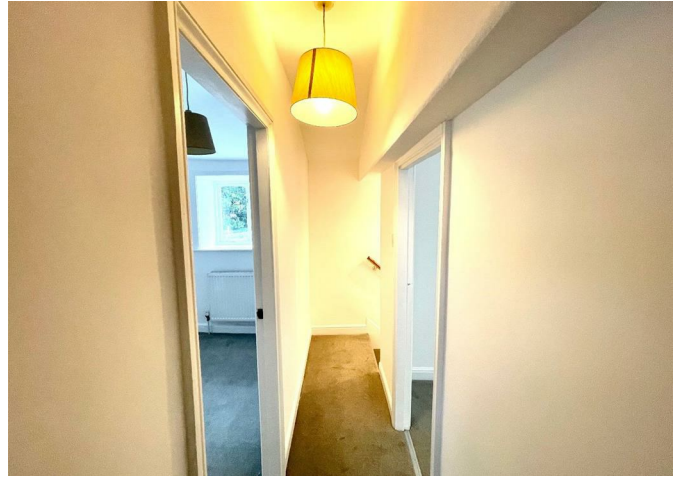
All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. We advise you take your own measurements prior to ordering any fixtures, fittings or furnishings.

Appliances & services have not been tested. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy.

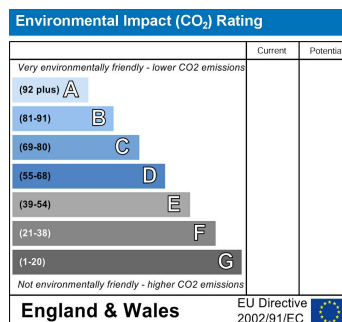
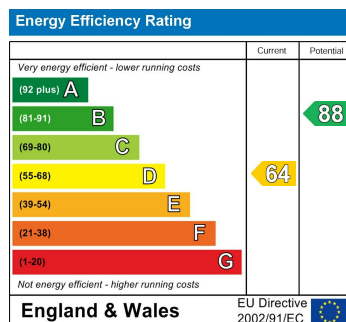
No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

### **COPYRIGHT ADM PARTICULARS**

Please Note: Unauthorized reproduction prohibited.



## Energy Efficiency Graph



### BOUNDARIES AND OWNERSHIPS

Please Note, that the boundaries and ownerships have not been checked on the title deeds for any discrepancies or rights of way. It is advised that prospective purchasers should make their own enquiries before proceeding to exchange of contracts.

### DISCLAIMER

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